

Car Parking Build Costs £0

Ground rent

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£32,047
Capitalised Annual Ground Rents	£32,047

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£5,814,047
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£3,553,846
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME	£2,260,201

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	

CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
COSTS OF NON-RESIDENTIAL SCHEME	£0
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL	£0

GROSS DEVELOPMENT VALUE OF SCHEME	£5,814,047
TOTAL BUILD COSTS	£3,553,846
TOTAL CONTRIBUTION TO SCHEME COSTS	£2,260,201

External Works & Infrastructure Costs (£)

	Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0		
Roads and Sewers	£0		
Services (Power, Water, Gas, Telco and IT)	£0		
Strategic Landscaping	£0		
Off Site Works	£0		
Public Open Space	£0		
Site Specific Sustainability Initiatives	£0		
Plot specific external works	£0		
Premier Guarantee (New Build Warranty)	£0		
Other 2	£0		

Other site costs

Fees and certification	6.0%	£207,020	4,705	3.6%	295,743
Other Acquisition Costs (£)		£0			

Site Abnormals (£)

De-canting tenants	£0				
Decontamination	£0				
Other	£0				
All Abnormals	£401,664	9,129	6.9%	573,806	
Other 3	£0				
Other 4	£0				
Other 5	£0				
£401,664				6.9%	573,806

Total Site Costs inc Fees	£608,684	13,834
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Statutory 106 Costs (£)

Education	£120,830	2,746
Sport & Recreation	£0	
Social Infrastructure	£0	
Public Realm	£0	
Affordable Housing	£0	
Transport	£0	
Highway	£24,585	559
Health	£0	
Public Art	£0	
Flood work	£0	
Community Infrastructure Levy	£0	
Other Tariff	£0	
Public Open Space	£61,467	1,397
0	£0	
0	£0	
0	£0	

Statutory 106 costs	£206,882	4,702
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Marketing (Open Market Housing ONLY)

		per OM unit
Sales/letting Fees	2.5%	£144,550 3,285
Legal Fees (per Open Market unit):	£500	£22,000 500

Marketing (Affordable Housing)

	per affordable unit
Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

Total Marketing Costs	£166,550
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Total Direct Costs	£4,535,962
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Finance and acquisition costs

Land Payment	£242,748	5,517 per OM home	346,783 per hectare
Arrangement Fee	£0	0.0% of interest	
Misc Fees (Surveyors etc)	£0	0.00% of scheme value	
Agents Fees	£2,427		
Legal Fees	£1,821		
Stamp Duty	£1,855		
Total Interest Paid	£161,933		

Total Finance and Acquisition Costs **£410,785**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Valu	15.0%	£867,300	19,711 per OM unit
Affordable Housing Return on Cost	0.0%	£0	per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0		
Retail	£0		
Industrial	£0		
Leisure	£0		
Community-use	£0	£0	

Total Operating Profit **£867,300**

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£5,814,047**

Surplus/(Deficit) at completion 15/2/2021 **£1**

Present Value of Surplus (Deficit) at 15/11/2018 **£0**

Scheme Investment MIRR

22.4% (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	4.2%	Peak Cash Requirement	-£2,172,132
Site Value (PV) per hectare	No area input per hectare	No area input per acre	